159.0	0008	0024.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	10,700 /	10,700
USE VALUE:	10,700 /	10,700
ASSESSED:	10,700 /	10,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOR JEROME J JR & BARBARA L
Owner 2:	
Owner 3:	
Street 1:	73 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONNOR BARBARA L -
Owner 2:	-
Street 1:	73 WAVERLY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains .069 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3009.000			10,700	10,700
Total Card	0.069			10,700	10,700
Total Parcel	0.069			10,700	10,700

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106049
GIS Ref	
GIS Ref	
Insp Date	12/03/99

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0024.0

!12446!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	3,009.	10,700	10,700		Year end	12/23/2021
2021	132	FV		0	3,009.	10,700	10,700		Year End Roll	12/10/2020
2020	132	FV		0	3,009.	10,700	10,700	10,700	Year End Roll	12/18/2019
2019	132	FV		0	3,009.	10,700	10,700	10,700	Year End Roll	1/3/2019
2018	132	FV		0	3,009.	9,000	9,000	9,000	Year End Roll	12/20/2017
2017	132	FV		0	3,009.	8,300	8,300	8,300	Year End Roll	1/3/2017
2016	132	FV		0	3,009.	7,000	7,000	7,000	Year End	1/4/2016
2015	132	FV		0	1,704.	5,700	5,700	5,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:46:04

LAST REV

Date	Time
07/21/15	10:42:02

mmcmakin

USER DEFINED

Prior Id # 1:	106049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12446

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOR BARBARA	1453-8		5/19/2014	Convenience	1	No	No		See sub-division plan 19950B 11/14/2013
	10145-446		10/17/1962			No	No		Roderick A Masse dod 8/1/2000 inherited by Ba

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/1999	Vacant Lot	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		3009		Sq. Ft.	Site		0	70.	0.05	7			Unbuild	-85	Size	-80			10,716						10,700	

Total AC/HA:	0.06908	Total SF/SM:	3009	Parcel LUC:	132	Undev. Land	Prime NB Desc	ARLINGTON	Total:	10,716	Spl Credit		Total:	10,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

See plan 19950B rec. 11/14/2013. Changed prop location from Florence Ave to Waverly St. adjusted sqft from 1701->3009.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	